

September 6, 2019



## Talbot County Short-Term Rental Review Board

### Final Minutes

Thursday, July 25, 2019 at 1:00 p.m.

Community Center, Wye Oak Room

10028 Ocean Gateway, Easton, Maryland

#### Attendance:

##### Commission Members:

Scott Kane, Chairman  
David McQuay, Vice Chairman  
John "Jack" Hall  
Martha Suss

##### Staff:

Anthony Kupersmith, County Attorney  
Miguel Salinas, Assistant Planning Officer  
Elisa Deflaux, Environmental Planner  
Chris Corkell, Recording Secretary

**1. Call to Order** - The Chair called the meeting to order on July 25, 2019 at 1:00 p.m. Mr. Kane opened the meeting. The Board had a quorum with Tammy Broll absent.

**2. Administrative Matters** - Mr. Kane requested that staff build a little time at the beginning of each meeting on the agenda for announcements.

a. Mr. Kane discussed the County Council meeting on July 9, 2019 where they considered Bill No. 1413 regarding changes for the text and procedures for the STR Board. The Bill as amended June 11, 2019 will expire on July 18, 2019. The Council would like for the STR Board to come back to them with additional recommendations. The County Attorney advised them to prepare a letter for the Council. Mr. Kane asked the County Attorney for direction and has prepared a letter to forward to the Council. Mr. Kane would like to schedule a public work session on August 22 and reserve August 29 if needed. Mr. Salinas suggested to use a regular scheduled Thursday for a workshop and could hear applications as well. Mr. Kane responded he preferred to hold the work session independent and he would like to get a draft done by the end of August. Mr. Salinas stated we would have to think about how to get the word out. Mr. Kupersmith asked the Board to review and sign, if approved, the written decision for Camille and Lana Kodsi.

**3. Minutes** - Mr. Hall made the motion to approve the minutes for June 27 and July 11, 2019, seconded by Mrs. Suss. The motion was carried unanimously (4-0-1, Broll absent for the vote).

**4. Old Business** - None.

**5. New Business** -

a. Breathtaking Waterfront Estate and Durham Hythe/Dr. Matt Bruce and Mr.

Gerry Coates, ST-585-BRU, 5855 Elston Shore Road, Neavitt, MD 21652, (Map 45, Grid 10, Parcel 12, Lot 12. Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Dr. Matt Bruce and Gerry Coates gave history on their application and property. The home is located in the center of an approximately 8-acre property with a 5,000 square feet dwelling with a private driveway. Adam Lynn, Attorney is the resident agent. They stated Charles Jones (Buck) is a neighbor and helps out if they need him along with some other friends. Mr. Hall explained that the resident agent needed to be about 30 minutes away. Mr. Coates explained they have a double system where calls go to Mr. Lynn and he will call them immediately to be aware of the situation. Mr. Kane explained the county is setting up a hotline for complaints and would like them to use it. Ms. Suss explained that the problems need to be registered through that hotline and that there needs to be a good line of communication. Dr. Bruce stated they would use that system to report any complaints and they would have a record. He added they also have external cameras that they monitor on their phones. Mr. Hall would like to see in all applications the full names, first and last, written on the property owners list that would be within 1000 feet. Mr. Salinas explained how the 2<sup>nd</sup> notice goes out certified mail once the application is scheduled for a Board meeting and there is no timing requirement for the 2<sup>nd</sup> notice; we request they mail them as soon as possible. Also, he added, staff advises the applicant to bring the certified mailing receipts to the meeting with them.

Miguel Salinas talked about the inspections and the STR host and how the applicants worked very hard and came into compliance. Mike Duell talked about the inspections that were mostly building related and the window egress which have been corrected and passed.

The Board called for Public comment. Susan duPont spoke. Written comments were received by the Board from Ms. duPont. Matt Tucker spoke. He stated he thought it was for another case and had no interest in this application.

**Mr. Hall made a motion to approve the STR application for six bedrooms for 5855 Elston Shore Road, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (4-0-1, Broll absent for the vote).**

## **6. Other Matters for Discussion**

**Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at 2:25 p.m.

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Read and approved by the Board on September 12, 2019

Steve Kemp  
Chairman